



20251007000309600 1/4 \$138.50  
Shelby Cnty Judge of Probate, AL  
10/07/2025 03:10:41 PM FILED/CERT

**This Instrument Was Prepared By:**

Debra M Parks  
30474 Hwy 25  
Wilsonville, Al 35186

**Send Tax Notice To:**

Raymond Smith  
2125 Brook Highland Ridge  
Birmingham, Al 35212  
(Grantees' Mailing Address)

**QUITCLAIM DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Ten and 00/100 Dollars (\$10.00)**, and other good and valuable consideration, in hand paid to the undersigned **HELEN P RHODES formerly known as HELEN SMITH, A SINGLE WOMAN** (hereinafter referred to as "Grantor") the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto **RAYMOND L. SMITH,** (hereinafter referred to as "Grantee"), all her right title and interest in and to the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

ADDRESS OF PROPERTY: ~~30040~~ Hwy 25, Wilsonville, Al 35186  
30400

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal, this 3rd day of October, 2025

Helen Rhodes (Seal)

STATE OF ALABAMA  
COUNTY OF Marshall

I, Debra Parks, a Notary Public in and for said County, in said State, hereby certify that

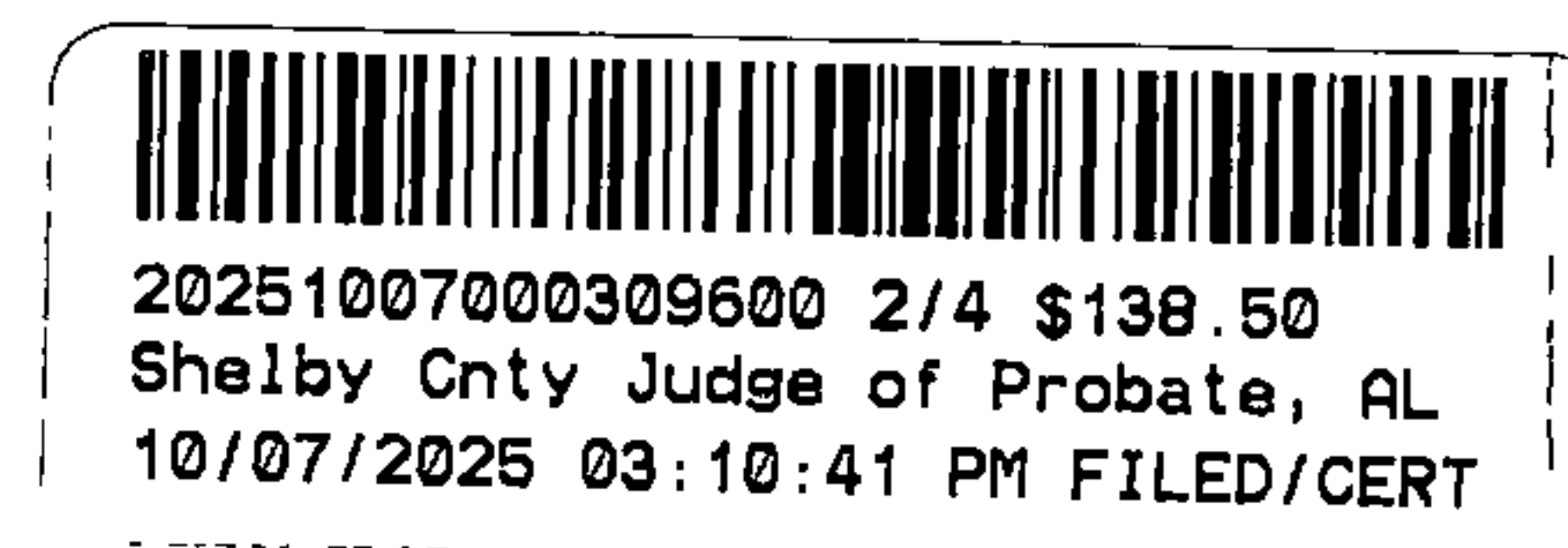
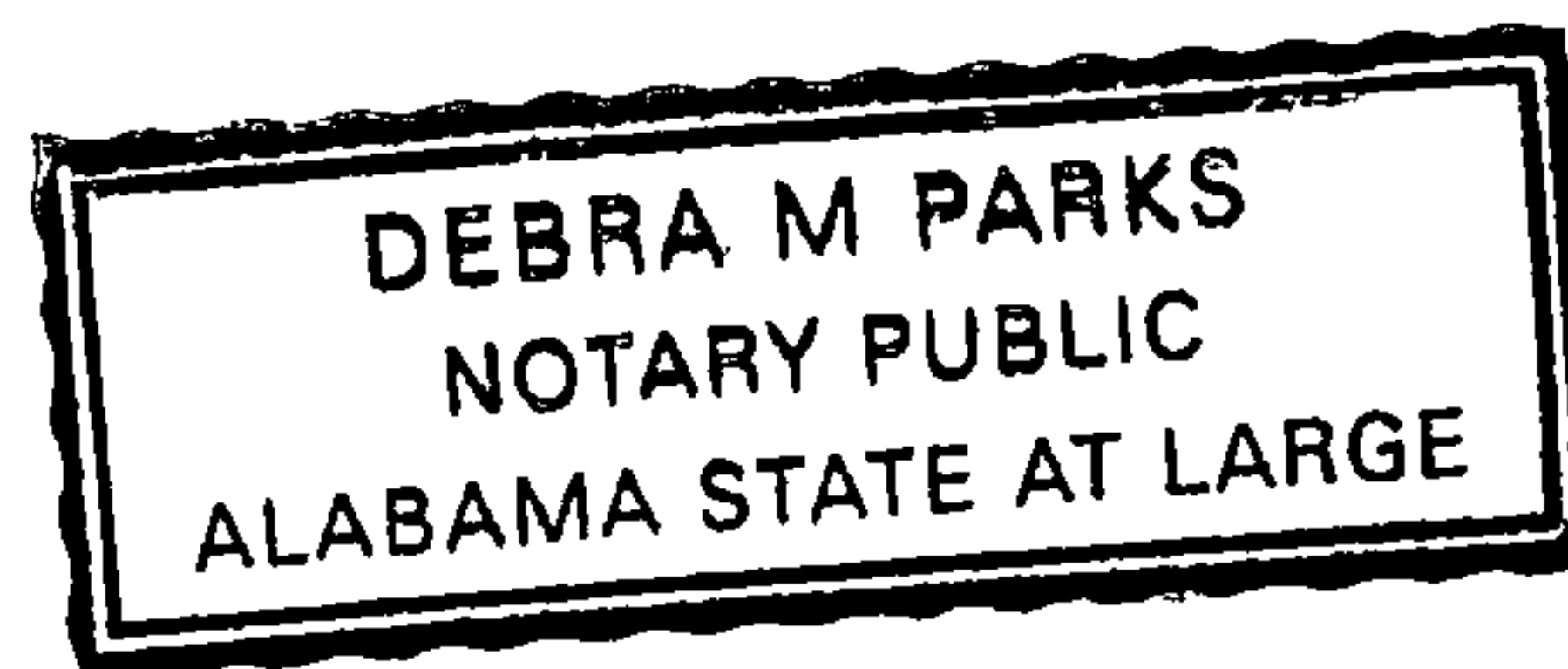
Shelby County, AL 10/07/2025  
State of Alabama  
Deed Tax: \$107.50

HELEN P RHODES, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 3<sup>rd</sup> day of October, 2025.

Notary Public Debra M. Parks

My Commission Expires: 1/28/2029





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EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East, City of Wilsonville, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the above said 1/4-1/4; thence North 00 degrees 00 minutes 00 seconds East a distance of 30.13 feet to the POINT OF BEGINNING, said point lying on the easterly R.O.W. line of Alabama Highway 25, 66' ROW, said point also being the beginning of a curve to the right, having a radius of 1112.92 feet, a central angle of 09 degrees 58 minutes 56 seconds and subtended by a chord which bears North 85 degrees 50 minutes 28 seconds East and a chord distance of 193.65 feet; thence along the arc of said curve and said R.O.W. line, a distance of 193.90 feet; thence South 89 degrees 10 minutes 04 seconds East and along said R.O.W. line, a distance of 30.00 feet; thence South 00 degrees 49 minutes 56 seconds West and leaving said R.O.W. line, a distance of 375.08 feet to a point on the northerly R.O.W. line of Southern Railroad, 100' R.O.W.; thence South 75 degrees 36 minutes 59 seconds West and along said R.O.W. line, a distance of 543.78 feet; thence North 06 degrees 34 minutes 35 seconds East and leaving said R.O.W. line, a distance of 392.66 feet to a point on the above said R.O.W. line of Alabama Highway 25, said point also being the beginning of a curve to the right, having a radius of 1085.92 feet, a central angle of 05 degrees 50 minutes 09 seconds and subtended by a chord which bears North 68 degrees 57 minutes 17 seconds East, and a chord distance of 110.56 feet; thence along the arc of said curve and said R.O.W. line a distance of 110.60 feet; thence North 58 degrees 39 minutes 54 seconds East and along said R.O.W. line, a distance of 99.63 feet to a point, said point being the beginning of a curve to the right, having a radius of 1112.92 feet, a central angle of 03 degrees 58 minutes 40 seconds, and subtended by a chord which bears North 78 degrees 51 minutes 40 seconds East, and a chord distance of 77.25 feet; thence along the arc of said curve and said R.O.W. line, a distance of 77.26 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated November 1, 2005.



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Helen P. Rhodes  
Mailing Address 48 Hopwood Rd  
Middleton, Manchester  
M24 6HY UK

Grantee's Name Raymond Smith  
Mailing Address 2125 Highland Ridge  
Brook  
Birmingham, AL  
3524

Property Address 30400 Hwy 25  
Wilsonville, AL  
35188

Date of Sale 10/3/25  
Total Purchase Price \$ 10.00

or  
Actual Value \$

or  
Assessor's Market Value \$ 112 = \$107,275



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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Quit Claim Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/7/25

Print Debra M. Parks

Unattested

Sign Debra M. Parks  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1